GREASE MONKEY
Oil Changes & More

5008 ACE LANE
NAPERVILLE, IL
CHICAGO MSA

NEW 12 YEAR ABSOLUTE NNN LEASE
GREASE MONKEY & CAR WASH

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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5008
ACE LANE

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01 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CBRE is pleased to present an opportunity to acquire a brand new 12-year Absolute NNN single-tenant property leased to Grease Monkey, an oil change and auto service station concept. The tenant signing this new absolute NNN Lease relieves the landlord of operational and capex expenditures over the life of the lease. The parcel is located in Naperville, DuPage County, Illinois, just 30 miles west of downtown Chicago.

Grease Monkey is a high-visibility, auto-service investment strategically positioned along a key retail and commuter corridor serving Naperville and the surrounding DuPage County trade area. Leased on an Absolute NNN basis to a verified multi-unit Grease Monkey franchisee, the property delivers $135,000 in Year 1 NOI with 2% annual escalations through the initial term and approximately 3% during option periods, offering a growing, passive income stream over a 22-year total lease term.

The property benefits from over 48,200 AADT on the adjacent arterial and excellent consumer exposure, supporting strong branding value for the tenant and long-term occupancy conviction for the investor. Located in one of the Midwest's premier suburban markets, Naperville is consistently ranked among the top places to live in the United States and is anchored by a top-decile household income profile, averaging over $221,000 within one mile of the property. Grease Monkey is a well-recognized national automotive service brand with a business model centered on routine maintenance, repeat customer needs, and convenience. With automotive service remaining a necessity-driven category, this asset offers attractive long-term fundamentals paired with durable tenant demand and an irreplaceable 1.19-acre land position in one of the strongest suburban consumer markets in the country.

Address	5008 Ace Lane Naperville, IL 60564
Building Size / Land Area	8,770 SF / 1.19 Acres
Year Built / Renovated	2003 / 2025
Average Daily Traffic Count	48,200 Combined ADT
Population within 3-Miles	66,777 Residents

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PRICE
$2,175,000

CAP RATE
6.33%

SIZE
8,770 SF

Premier Location in One of the Midwest's Strongest Suburban Markets

Naperville is located 30 miles west of Chicago in DuPage County and sits within one of the highest-income suburban markets in the entire Midwest. Consistently ranked among the top places to live in the United States, the community is affluent and family-oriented with an average household income of $221,110 within one mile, placing it in the top decile nationally.

Lease Facts:

+ Absolute NNN Lease - No Landlord Responsibilities
+ Extremely Low Rent at Price/SF
+ New 12-Year Base Term with Two (2) 5-Year Options
+ 2% Annual Rent Increases
+ Lease Term: 144 months (12 years) Commencing Upon Building Delivery to Tenant
+ Renewal Options: Two (2) x Five (5) year options (22 years total potential term)
+ 8,770 SF (Multi-Bay Auto Service Center) on 1.19 Acres

Tenant Responsibilities (NNN):

+ All Maintenance and Repairs Including Structural, Roof, and Load-Bearing Walls
+ All Taxes and Assessments
+ All Insurance and Utilities

Operator Strength:

+ Proven and seasoned multi-unit Grease Monkey franchisee
+ Personal Guarantee Backed By Strong Financials

Depreciation:

+ 100% Bonus Depreciation First Year Savings (Approx.): $765,000
+ Total 6-Year Savings (Approx.): $912,115

Location Drivers:

+ Located on 111th Street with Direct Access to 240th Avenue, One of Naperville's Primary Arterial Corridors, Serving a Dense, Affluent Trade Area With Over 40,500 AADT and a Strong Concentration of Established Retail and Service Co-Tenants.
+ 100% ESRI L2 "Professional Pride" Tapestry Segment, ESRI's Highest-Spending Suburban Classification Representing Dual-Income Professional Households With High Discretionary Spending, and Strong Brand Loyalty to Convenience-Based Auto Service Providers
+ Average Household Income of $221,110 Within One Mile and $211,034 Within Three Miles, Top Decile Nationally With a Gasoline Spend Index of 171 and Annual Household Gasoline Expenditure of $5,769, Confirming One of the Highest-Density Auto Service Markets in the Country
+ 66,777 Residents and 21,935 Households Within Three Miles, With 130-Indexed Two-Vehicle Households and 134-Indexed Three-Plus-Vehicle Households; a Deep, Vehicle-Dependent Consumer Base That Generates Consistent Repeat-Customer Traffic.
+ 79% of Households Within One Mile Own or Lease at Least One Vehicle (2,659 Households), With 407 New Vehicle Purchases in the Last 12 Months (Index 173) and a $50,000+ Vehicle Purchase Index of 187, an Affluent, Car-Dependent Population That Values Convenience Over Price

DONE FAST. DONE RIGHT.

The Sublease: Hidden deal Within the Deal

- Operator Has Signed A 12-Year Carwash Sublease With Illinois-Based Global Wide Holdings, Co-Terminus With The Master Lease Term
- Subtenant Pays $60,000/Yr Base Rent Plus:
- 50% Of Real Estate Taxes And Insurance
- 100% Of The Water Bill
- 40% Of Gas And Electric
- 50% Of Trash, Internet, And Phone
- Sublease Escalates At 2% Annually, Mirroring Master Lease
- Effective Net Rent To The Operator Drops From $135,000 to ~$75,000, Meaning This Unit Only Needs To Do Revenue Of $1M In Annual Gross Sales To Maintain A Healthy 7.5% Rent To Sales Ratio
- Operator's Existing Stores: Top Two Clear $1M+ Revenue In Far Weaker Demographics Than Naperville
- The Subtenant Economics Flow Only To The Operator, But This Creates Downside Protection Without Capping Upside

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Oil Changes & More

DEAL SUMMARY

Trade Area Built for Recurring, High-Frequency Services
66,925 residents within 3 miles with an average household income of $211,017: a consumer profile with both the spending capacity and vehicle quality that supports premium service tiers and membership programs.

64.4% of Residents within 3 Miles Commute to Work
Nearly two-thirds of the trade area generates the routine, needs-based traffic that oil change and car wash concepts depend on, creating a predictable demand cycle day over day.

82.8% of Residents are White-Collar Workforce
The customer most likely to conduct regular vehicle maintenance, purchase bundled packages, upgrade wash tiers, and enroll in recurring membership programs, directly driving per-visit revenue and retention.

Ideal for Essential Auto Service Retail
Naperville's car-dependent, multi-vehicle households, with a transportation spend index of 174 and annual gasoline expenditure of $5,769 per household, make it an ideal location for quick-lube and auto maintenance providers. The area's strong residential base and high discretionary spending make it a reliable location for everyday traffic and repeat visits.

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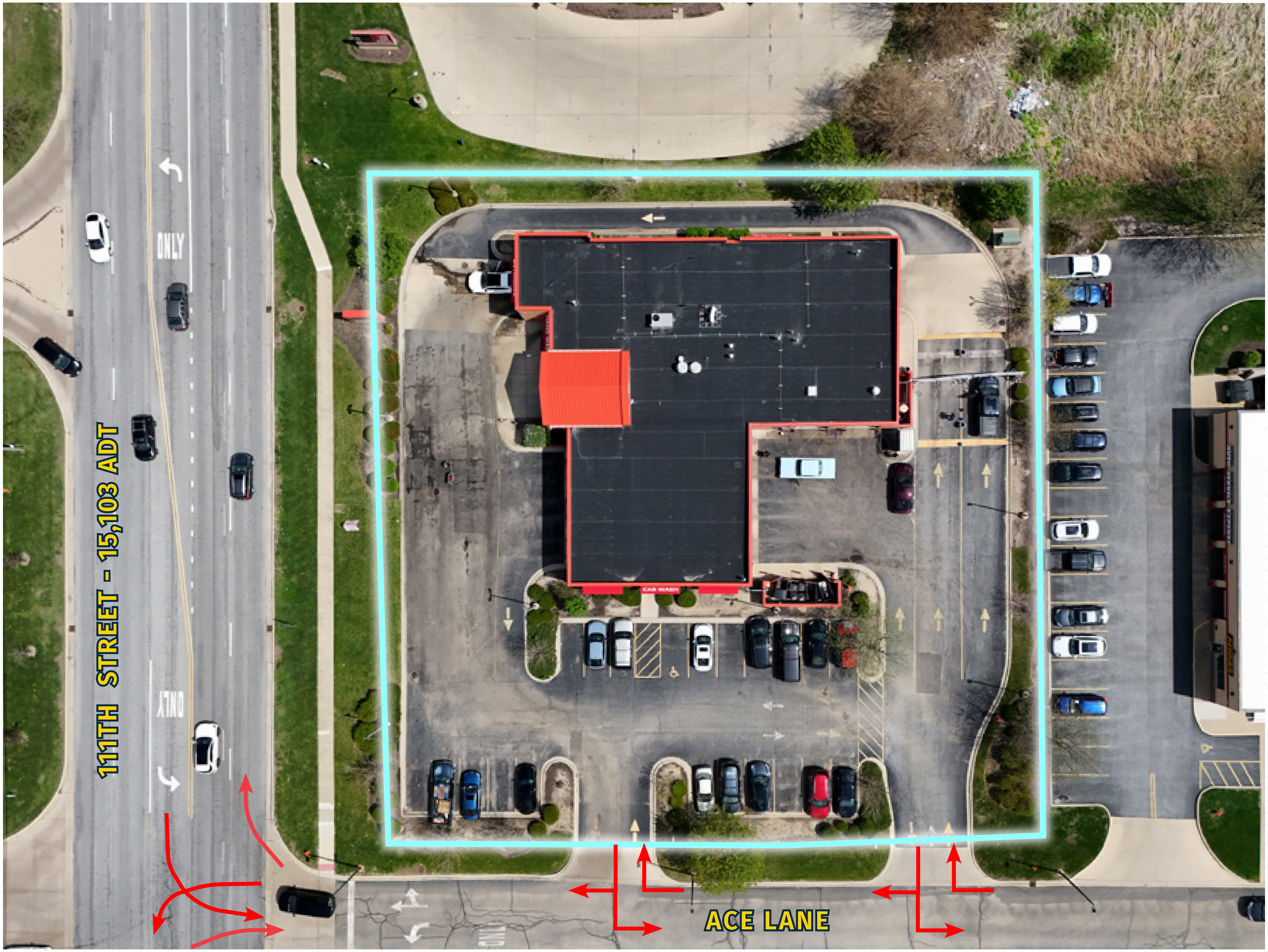
- For Salе: $2,175,000
- Absolute NNN Lease
- VERY LOW PSF | $248 / SF
- 6.33% Cap Rate
- Extremely Low Rent
- National Tenant
- 2% Annual Increases
- 8,770 SF



[5008 AVE LANE
NAPERVILLE, IL](Google Maps)
Google Maps

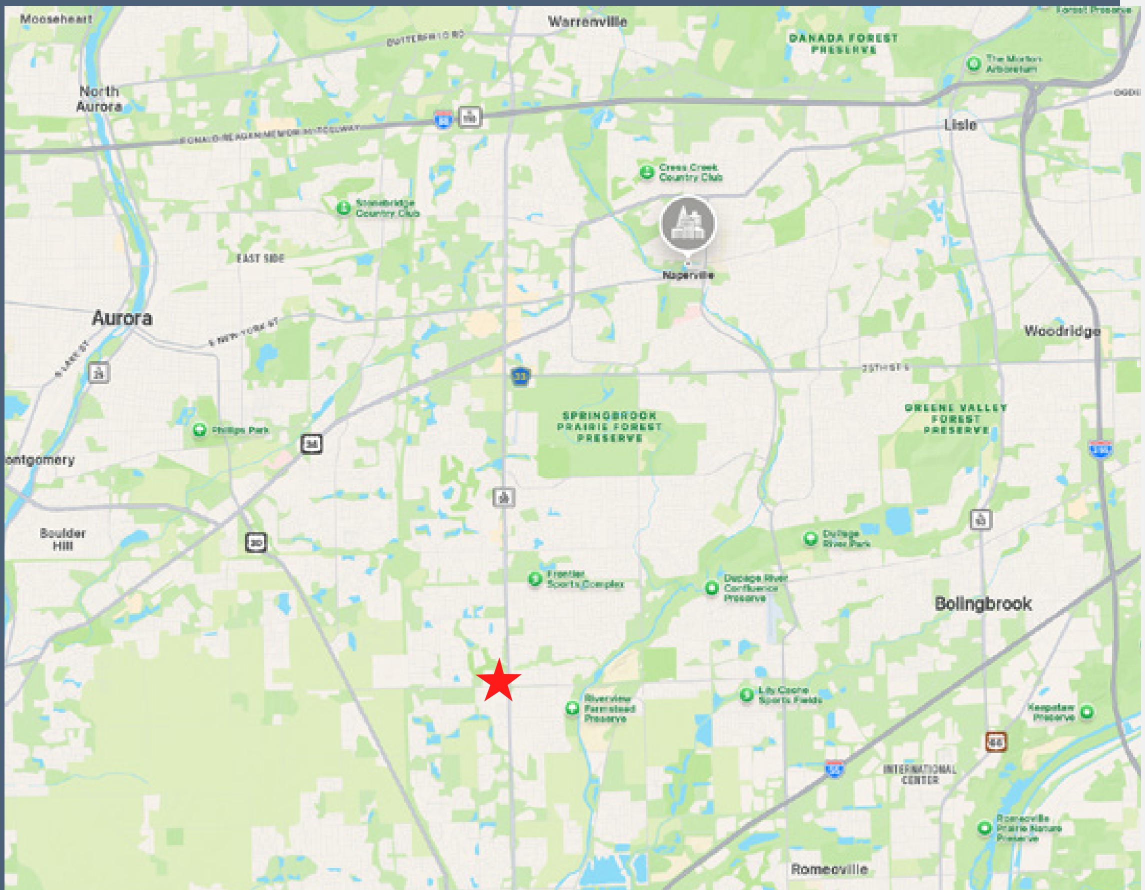
BUILT
2003

8,770 SF GROSS
LEASABLE AREA

LAND AREA
1.19 ACRES

AVG DAILY TRAFFIC
40,500 ADT

Oil Changes & More



Consumer Base Within 3 Miles:

POPULATION
66,925 Residents
$211,017 Avg HH Income

HOUSEHOLDS
21,935 Households
$548,558 Avg Home Value

EDUCATED
82.8% White Collar
76% College Graduates

CAR DEPENDENT
21,224 Vehicles
64.4% Commute by Car

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	225	1,703	4,291
2025 Employees	1,857	17,762	48,530
White Collar Employees	80.4%	82.8%	76.3%
POPULATION			
2025 Population	8,876	66,925	179,576
HOUSEHOLDS			
Households	2,708	21,935	60,404
Average Household Income	$221,110	$211,017	$178,389
Per Capital Income	$68,788	$69,019	$60,068
Vehicles	3,055	21,224	57,801
College Degree	77.9%	76.0%	68.7%
Median Age	39.7	39.5	38.7
HOUSING			
Owner Occupied Units	2,537	19,455	50,988
Average Household Value	$575,893	$548,558	$463,934
% of Homes Over $500K	62.5%	52.6%	32.4%
DAY TIME POPULATION			
Total	6,843	56,030	146,186
Daytime Workers	3,233	26,874	68,434
Daytime Residents	3,610	29,156	77,752
Commuters (Drove or Carpooled)	60.7%	64.4%	70.9%


Naperville
Woodridge
Bolingbrook
Oswego
Romeoville
Plainfield
30
34
126
53
355
O'Reilly Auto Parts
AutoZone
Tuffy Tire & Auto Service
Taco Bell
Buffalo Wild Wings
PetSmart
Culver's
Olive Garden
meijer
Circle K
IHOP
Sam's Club
Raising Cane's
Jersey Mike's Subs
Wendy's
Marathon
ALDI
Jimmy John's
Murphy USA
Burger King
bp
Advance Auto Parts
7 Eleven
Chick-fil-A
Mobil
NAPA
O'Reilly Auto Parts
Five Guys
Biaggi's Ristorante Italiano
Wing Stop
Chipotle
Dunkin'
amc Theatres
Panera Bread
Giordano's
Target
Schlotzsky's
McAlister's Deli
Jewel-Osco
Grease Monkey
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T.J.maxx
Dollar Tree
DQ
Burger King
bp
Chase
Great Clips
Midas
Mr.Tire
Fusion Medispa
Angelo Caputo's Fresh Markets
Mac's Fresh Market
PetSmart
Walgreens
The Learning Experience
Starbucks Coffee
AJ's
Ace The helpful place.
Louisiana Kitchen
Murphy USA
World Class
Speedway


ACE
The helpful place.
A&B's
World Class
MIDAS
GREASE MONKEY
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ACE LANE
111TH STREET -11,300 ADT
ONLY


BIAGGI'S RISTORANTE ITALIANO
WING STOP
CHIPOTLE MEXICAN GRILL
DUNKIN'
amc THEATRES
Panera BREAD
Giordano's
TARGET
Schlotzsky's
McALISTER'S DELI
Jewel-Osco
THE LEARNING EXPERIENCE
STARBUCKS COFFEE
MURPHY USA
LOUISIANA KITCHEN
Speedway
ILLINOIS 59
33,097 ADT
ACE The helpful place.
MIDAS
ACE LANE
GREASE MONKEY Oil Changes & More
Speedway
A.B's
World Class
111TH STREET - 11,300 ADT


Thomas G. Scullen
Middle School
3,200+ Students &
Faculty
Thomas G. Scullen
Middle School
1,000+ Students &
Faculty
STARBUCKS COFFEE
Schlotzsky's
LA FITNESS
Firestone COMPLETE AUTO CARE
Giordano's
Chick-fil-A
TACO BELL
DOLLAR TREE
T.J.maxx
CHASE
Great Clips
MR.TIRE
FUSION MEDISPA
PETSMART
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111TH STREET - 11,300 ADT
ILLINOIS
59
33,097 ADT
Speedway
MIDAS
ACE LANE


CAR WASH
DETAILING
GREASE MONKEY


CAR WASH
DETAILING
GREASE MONKEY
CAR WASH &
DETAIL CENTER


MAINTENANCE
& MORE

MARKET OVERVIEW 02

DEMOGRAPHICS	Napervile	DuPage County	Chicago MSA
POPULATION			
2025 Population	148,659	917,915	9,600,707
Median Age	41.0	41.1	39.3
College Graduates	79.4%	63.5%	52.1%
HOUSING			
2020 Total Households	53,221	348,216	3,736,512
2025 Total Households	55,214	363,750	3,882,199
5 Year Household Growth	3.74%	4.16%	3.90%
Owner Occupied Housing Units	41,846	260,233	2,472,087
Renter Occupied Housing Units	11,375	87,983	1,264,425
Average Home Value	$583,471	$492,270	$409,828
HOUSEHOLD INCOME			
2025 Average Household Income	$203,626	$163,971	$134,647
2025 Median Household Income	$160,014	$117,837	$95,826
2025 Per Capita Income	$76,035	$64,070	$54,034
WORKFORCE			
Total Employees	84,793	652,468	4,665,225
Total Businesses	6,225	41,301	330,962

Naperville — Sustained Growth & Continued Investment

Naperville is the third-largest city in Illinois and one of the fastest appreciating suburban markets in the Chicagoland region.

Voted the Best City to Raise a Family in America by Niche for the second consecutive year in 2026, the city continues to attract high-income professional households drawn by top-tier public schools, a vibrant downtown, and direct access to Chicago via Metra commuter rail and the I-88 Innovation Corridor. The city is actively investing in infrastructure and long-term growth. The 248th Avenue improvement project is currently in planning with construction slated for 2026, and the Downtown: Progress in Progress initiative is driving multi-year improvements to Naperville's pedestrian environment, way-finding, and commercial streetscape.

Nine new residential communities are currently planned, under construction, or recently completed, and mixed-use developments blending residential and commercial space are adding density and vibrancy to established corridors.

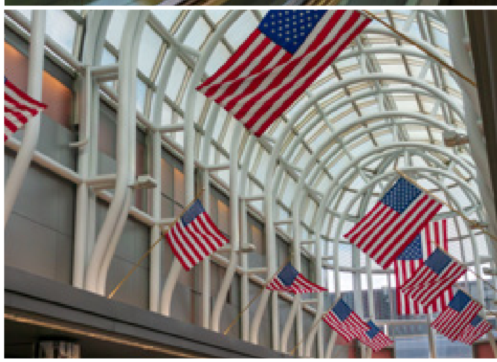
The I-88 Innovation Corridor, which runs directly through Naperville, is a key economic engine anchoring the city's corporate base. The Naperville Development Partnership and the City are actively planning the corridor's future to ensure continued innovation, corporate attraction, and employment growth — reinforcing Naperville's position as one of the premier suburban business and residential markets in the entire Midwest.

Chicago's Diversified Economy & World-Class Infrastructure Position it as a Top U.S. Investment Market

The Chicago-Naperville-Elgin MSA is the third-largest metropolitan economy in the United States, generating approximately $627 billion in GDP annually. The region is home to over 400 major corporate headquarters, including 35 Fortune 500 companies — second only to New York City. With a diversified economic base spanning finance, technology, manufacturing, healthcare, and professional services, the Chicago metro has maintained its position as a global business hub and a top destination for corporate relocations and expansions.

Naperville, DuPage County — Premier Suburban Market

- Consistently ranked among the Top 10 Best Places to Live in the U.S. by Money Magazine, Niche, and Livability
- DuPage County holds the highest median household income of any county in the Midwest (U.S. Census)
- Average household income of $221,110 within 1 mile of the subject — top decile nationally
- 100% ESRI L2 “Professional Pride” tapestry segment — ESRI’s highest-spending suburban classification
- 30 miles west of Chicago with direct Metra commuter rail access and proximity to I-88 and I-355
Home to approximately 150,000 residents with strong population stability and high homeownership rates
Over 40,500 AADT on the adjacent arterial, supporting strong visibility for auto service and retail tenants

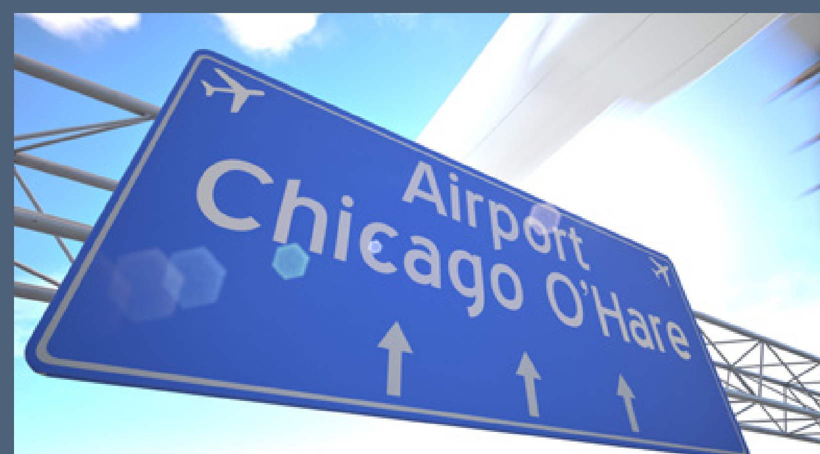


O'Hare International Airport (ORD)

- World's busiest airport by flight operations (2,442 daily takeoffs and landings, June 2025)
- Serves over 83 million passengers annually, making it one of the top 5 busiest airports globally
- Direct service to over 230 destinations worldwide across 50+ airlines
- Over $60 billion in annual economic impact to the Chicago region
- Employs over 50,000 workers directly at the airport complex
- Hub for United Airlines and American Airlines — two of the world's largest carriers
- New Global Terminal and satellite concourses will expand capacity by 25% upon completion

O'Hare 21 Modernization Program: $8.5 Billion Improvement Plan

O'Hare 21 is the largest terminal expansion in the history of O'Hare International Airport — an $8.5 billion, multi-phased capital improvement program that will transform the airport's terminal complex and airfield infrastructure through 2034. The program is administered by the City of Chicago and financed entirely through revenue from agreements with airline partners, including hub carriers United Airlines and American Airlines.



Chicago Bears

- Soldier Field is home to the NFL's Chicago Bears since 1971
- One Super Bowl championship: Super Bowl XX (1985)
- Stadium capacity of 61,500 on the lakefront in downtown Chicago
- Proposed new stadium development in Arlington Heights represents a $5B+ investment

Chicago Bulls

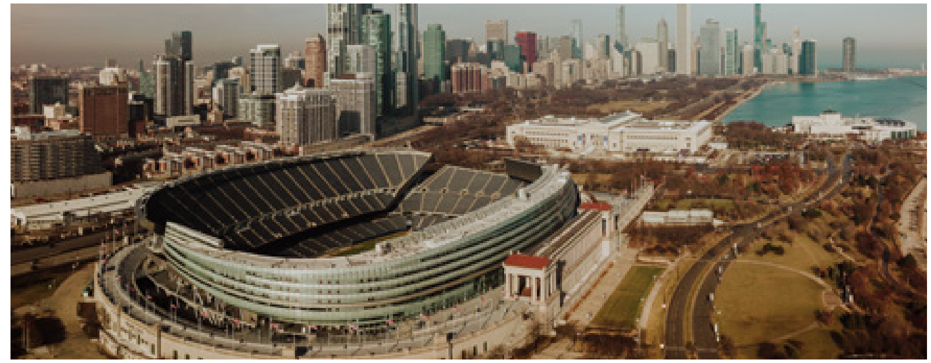
- United Center is home to the NBA's Chicago Bulls
- Six NBA championships (1991–1993, 1996–1998) — the Michael Jordan dynasty era
- United Center seats 20,917 and is the largest arena in the NBA
- The Bulls remain one of the most globally recognized sports franchises

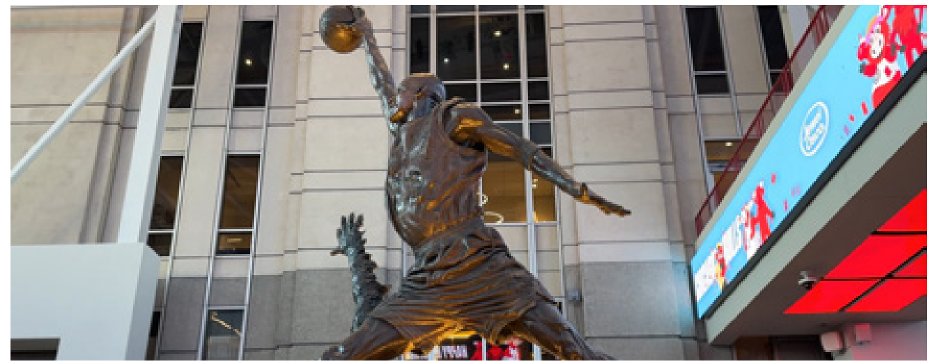
Chicago Blackhawks

- United Center also hosts the NHL's Chicago Blackhawks
- Six Stanley Cup championships, including three this century (2010, 2013, 2015)
- One of the NHL's 'Original Six' franchises, established in 1926

Chicago Cubs & White Sox

- Two MLB franchises: Cubs (Wrigley Field, NL) and White Sox (Guaranteed Rate Field, AL)
- Cubs ended a 108-year championship drought with their 2016 World Series title
- Wrigley Field, built in 1914, is one of America's most iconic sports venues






CAR WASH
AUTO SERVICE EXPERTS

TENANT SUMMARY 03

LEASE OVERVIEW

Grease Monkey is a dominant national brand and a leading provider of automotive maintenance services, specializing in express oil changes and preventive vehicle care. Founded in 1978 and headquartered in Greenwood Village, Colorado, the company is a primary subsidiary of FullSpeed Automotive, a major aftermarket services platform. Grease Monkey maintains a significant operational footprint with 371 locations in the United States and a global presence of more than 500 centers across several countries including Mexico, China, and Saudi Arabia. The brand leverages its Pit Crew Certified technician program to provide fast, 15-minute oil changes and comprehensive 16-point inspections.

GLA	8,770 SF
Guarantor	Personal
Lease Type	Absolute NNN
Roof/Structure	Tenant
Lease Commencement	05/01/2026
Lease Expiration	05/31/2038
Years Remaining	12 Years
Option Periods	Two 5-Years
Rent Increases	2% Annually

Term	Annual Rent	Rent PSF
Base Rent*	$137,700	$15.70
05/01/2028 to 04/30/2029	$140,454	$16.02
05/01/2029 to 04/30/2030	$143,263	$16.34
05/01/2030 to 04/30/2031	$146,128	$16.66
05/01/2031 to 04/29/2032	$149,051	$17.00
05/01/2032 to 04/30/2033	$152,032	$17.34
05/01/2033 to 04/30/2034	$155,073	$17.68
05/01/2034 to 04/30/2035	$158,174	$18.04
05/01/2035 to 04/29/2036	$161,338	$18.40
05/01/2036 to 04/30/2037	$164,564	$18.77
05/01/2037 to 04/30/2038	$167,856	$19.14
Option 1 Average	$183,581	$20.93
Option 2 Average	$212,821	$24.27
Average Rent & Cap Rate	$172,393	7.93%

*Base rent increases in May 2027. Seller will credit the buyer the difference in rent at closing, which is anticipated to be less than 6 months from when a new buyer closes.

Grease Monkey maintains a significant and diversified operational footprint, including an extensive store network across various domestic and international markets. The company has publicly reported a national retail count of ~343 centers and a substantial presence in Florida - a key growth market for the brand where Grease Monkey currently operates ~24 locations statewide. This scale supports brand awareness, customer acquisition, and operational stability through geographic diversification.

- **TENANT**: Grease Monkey
- **INDUSTRY**: Automotive Maintenance
- **SCALE:** 371 locations nationwide; 500+ global locations (reported 2026)
- **ILLINOIS PRESENCE:** 26 service centers statewide
- **REVENUE SCALE**: Parent company (FullSpeed Automotive) annual revenue estimated between $120M – $250M
- **LATEST REPORTED MOMENTUM:** Agressive three-year growth plan underway to double the franchise footprint and modernize store prototypes
- **NOTABLE CAPITAL / DEBT ACTIVITY:** Sustained expansion through the FullSpeed Automotive platform, which has raised approximately $17M in disclosed funding to support strategic acquisitions

From a financial standpoint, Grease Monkey operates at a meaningful scale within the automotive care industry, with top-performing franchised units generating an average unit volume (AUV) exceeding $1.1 million in 2024. As a flagship brand under the FullSpeed Automotive platform, Grease Monkey contributed to a record 2025 by signing 36 new franchise agreements and maintaining an agressive trajectory toward a 1,000-unit milestone. This performance into 2026 reflects the brand's durability as a recession-resistant provider of essential vehicle services.

Grease Monkey's credit profile is bolstered by the institutional backing of MidOcean Partners, which provides the brand with significant access to capital compared to independent operators. The company actively manages its balance sheet through a robust acquisition strategy, completing over 23 transactions since 2020. This institutional-quality financing and people-first corporate culture differentiate Grease Monkey as a stable, scalable operator capable of modernizing facilities to meet evolving market demands.

As a retail tenant, Grease Monkey centers function as high-frequency consumer destinations driven by recurring maintenance needs. The brand's Pit Crew Certified service model fosters strong customer loyalty and repeat business. With nearly 50 years of market experience, Grease Monkey's national scale and seasoned leadership position it as an institutional-quality tenant, offering investors durable cash flow within the essential services sector.

Oil Changes & More

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